

Draft of 10/22/15

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Wednesday, September 30, 2015
7:00PM

Call to Order

The Workshop meeting of the Chadds Ford Township Board of Supervisors was called to order Wednesday, September 30, 2015 at 7:00PM. Chairman Frank Murphy and Vice Chairman George Thorpe were present. Supervisor Samantha Reiner was absent. Ms. Amanda Serock, Manager, Mr. Tyler Therriault, Solicitor, Mr. Daniel Malloy, Engineer and Mr. Matt DiFilippo, Assistant to the Manager were also present. Ten (10) people from the public were present.

Announcements

Chairman Murphy announced the scheduled public hearing for the draft Steep Slopes Ordinance hearing at 6:30PM on Wednesday, October 7th.

Old Business: Ordinance 141, Steep Slopes

Chairman Murphy mentioned that a letter was received by the Township right before the Workshop from Chuck Olivo, Stantec Engineering Firm representing the Henderson Group, in opposition of several sections of the proposed Ordinance. Chairman Murphy asked Solicitor Therriault to have his office review the letter.

New Business: Authorization to Advertise Ordinance 139, Noise

Chairman Murphy reported that the Noise Ordinance is up for consideration to advertise and a decision to advertise the ordinance will be made at the regular business meeting.

Mark Trozzi, Ardmoor Lane, and representative of the Chadds Ford Historical Society, inquired about the proposed Noise Ordinance and proposed Special Event permit and possible impacts on the Chadds Ford Historical Society. Chairman Murphy responded that impact should be minimal and that the special event permit should cover the administrative requirements for the Historical Society's events.

New Business: Authorization to Advertise Ordinance 139-A, Special Event Permit

Chairman Murphy asked for further input from the Board on the current draft, and announced that the ordinance is up for consideration to advertise.

Valerie Hoxter, Painters Crossing, Planning Commissioner, confirmed the procedure that the ordinance is only being authorized to advertise for approval at the following month's regular business meeting.

New Business: Authorization to Advertise Ordinance 142, Intergovernmental Cooperation Agreement – The Delaware Valley Health Trust

Manager Serock reported that the Township is changing health insurance providers to the Delaware Valley Health Trust, a governmental risk-sharing pool that includes over 116 different public entities, and an agreement in the form of an ordinance needs to be completed to make the change.

New Business: SALDO Application, Grace Development, Harrier, LLC, Lot Line Change for Three Parcels

Chairman Murphy reported that a letter from Mike D'Ignazio, Solicitor for the applicant, was received by the Township today and that he was not ready to address the letter. Mr. D'Ignazio commented that he did provide a copy of the letter to the Township's alternate solicitor, Mike Maddren. The applicant's time extension, and two Pennoni engineering review letters were discussed briefly.

New Business: HARB Certificate of Appropriateness, 1631 Baltimore Pike, Falconidae

Chairman Murphy briefly discussed the application and confirmed the reason for the application with Manager Serock summarizing a sign being moved across the street from one building to another and adhering to HARB's recommendation.

New Business: 364 Wilmington Pike, Springwater Plaza, Sewage Facilities Planning Module

Manager Serock explained that Springwater Plaza wants to convey approximately 2,500 gallons per day of sewage to Concord Township. As this conveyance deviates from the Township's current Act 537 Plan, the applicant must complete a Sewage Facilities Planning Module to DEP, which must include approval by both municipalities prior to submittal. Springwater Plaza currently is serviced by an onlot septic system. The application does not include conveyance of the residential property serviced by the onlot septic system. The residential property will continue to be serviced by the onlot septic system. Manager Serock continued that the public needs to be notified, and in the future, a resolution will be prepared for the Boards' consideration.

New Business: ZHB Application(s), October 21st, 1713 Wilmington Pike and 681 Webb Road

Manager Serock reported the continuation of the hearing for 1713 Wilmington Pike, Subaru, from the September meeting, and the continuation of the hearing for 681 Webb Road per the appeal decision. It was briefly discussed that the Township should have representation at the meeting by Donaghue and Labrum, and to make sure the notices have been properly posted and that neighbors are notified.

Public Comment

Bruce Prabel, Heyburn Road, inquired about the Subaru ZHB application to which Manager Serock responded concerning the purpose of the application.

Mark D'Amico, Solicitor representing the Henderson Group, confirmed that the letter sent today by Chuck Olivo, engineer representing the Henderson Group, regarding the proposed steep slopes ordinance was received.

Adjournment

Chairman Murphy adjourned the Workshop at 7:30PM.

Respectfully submitted,

Matt DiFilippo, Assistant to the Manager